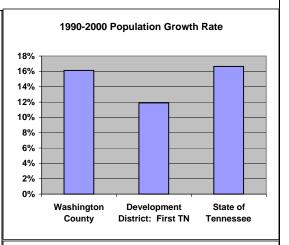
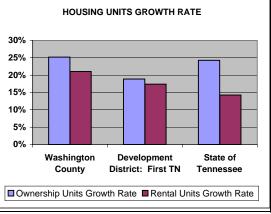
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## **Population and Housing Market Profiles: Washington County**

		Development	
	Washingto	District: First	State of
	n County	TN	Tennessee
POPULATION			
Census 2000 Population	107,198	475,412	5,689,283
1990-2000 Population Growth Rate	16.1%	11.9%	16.7%
MINORITY POPULATION			
African American population			
Census 2000	4,489	11,164	953,349
1990-2000 Growth Rate	37.1%	32.2%	22.5%
Asian & Pacific Islander population			
Census 2000	990	2,599	73,505
1990-2000 Growth Rate	161.9%	123.1%	130.9%
Hispanic population			
Census 2000	1,482	4,651	123,838
1990-2000 Growth Rate	214.6%	182.9%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
Census 2000	30,130	146,237	1,561,363
Ownership Units Growth Rate	25.2%	18.9%	24.3%
Owner Market Vacancy rates	2.2	1 to 2.4	2.0
Rental Units			
Census 2000	14,065	49,804	671,542
Rental Units Growth Rate	21.0%	17.4%	14.3%
Renter Market Vacancy rates	8.9	5.2 to 11.7	8.8
AGE OF HOUSING STOCK			
Percent of units built before 1960	27.1%	30.8%	25.4%
Percent of units built after 1990	23.7%	21.1%	23.5%





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## Population and Housing Market Profiles: Washington County Development Homeownership Rates: 1990 & 2000 Washingto District: First State of TN n County Tennessee 80% HOMEOWNERSHIP RATES 75% Census 2000 68.2% 74.6% 69.9% 70% Census 1990 67.4% 74.4% 68.1% 65% MINORITY HOMEOWNERSHIP RATES Development District: **Washington County** State of Tennessee African American First TN Census 2000 40.1% 47.0% 50.5% □ Census 2000 ■ Census 1990 Census 1990 41.8% 49.1% 47.3% Asian & Pacific Islander Census 2000 53.6% 56.5% 50.3% Income Statiatics (2000 Census) Census 1990 30.4% 45.1% 47.6% Hispanic \$50,000 Census 2000 35.4% 35.8% \$40.000 46.3% Census 1990 58.5% \$30,000 51.4% 48.6% \$20,000 \$10,000 1999 Income (2000 Census) \$0 \$11,986 to **Median Family** Per Capita Median Per Capita Income \$19,085 \$19,202 \$19,393 Household Income Income \$19,760 to Income Median Household Income \$33,116 \$33,529 \$36,360 ■ Washington County ■ State of Tennessee \$25,372 to Median Family Income \$41,162 \$41,162 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 15.0% 14.5% 14.0% 13.5% 13.0% 12.5% 60% N/A 58% Median Household Income 40% 47% N/A Median Family Income 39% N/A 47% Poverty Status in 2000 Washington Development State of Persons below Poverty Level County District: First Tennessee 14,388 68,189 746,789 TN Families below Poverty Level 3,013 15,424 160,717 % of Persons below Poverty Level 14.7% 13.9% 13.5%

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## **Population and Housing Market Profiles: Washington County** Development Washingto District: First State of Housing Cost Burden in 2000 n County TN Tennessee 45% Home Values & Owner Cost Burden 40% 35% \$53,900 to 30% 2000 median home value \$96,700 \$96,700 \$93,000 25% 70.2% 60.3% 1990-2000 increase in home value 20% Owner-cost Over 30 percent of income 19.4% 17.6% 19.9% 15% 12.8% 10% Owner-cost Over 35 percent of income 14.2% 14.5% 5% 0% **Gross Rent & Rent Burden** Washington Development State of 2000 median Gross Rent \$206 to \$446 \$446 \$505 County District: First TN Tennessee 1990-2000 increase in Gross Rent 42.5% N/A 41.5% Gross Rent Over 30 percent of income 39.9% 37.9% 36.6% Owner-cost Over 30 percent of income 32.8% 29.3% 30.2% Gross Rent Over 35 percent of income ■ Gross Rent Over 30 percent of income **Units with Other Housing Problems House Heating Fuel Used** Lacking complete plumbing facilities 232 1,759 14,340 1,243 13,324 Lacking complete kitchen facilities 319 80% 649 2,708 61,191 Over crowding (over 1 person per room) 70% House Heating Fuel Used in 2000 60% Electricity 70.9% 69.6% 52.1% 50% Utility Gas 17.7% 13.8% 36.0% 40% Bottled or LP Gas 4.0% 5.0% 7.2% 30% 20% Recent Movers (2000 Census) 10% Moved into the unit in 1999 or later 21.5% 17.2% 20.7% 0% 48.8% 49.6% Moved into the unit in 1995 or later 43.1% Washington Development State of 64.6% 59.0% 65.7% Moved into the unit in 1990 or later County District: First TN Tennessee Mobile Home Units (2000 Census) 6,011 37,147 268,876 ■ Electricity ■ Utility Gas □ Bottled or LP Gas

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